

64 Gertz Avenue, Reservoir, Vic 3073



Sold House

Friday, 11 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 194 m2

Type: House

\$703,300

Live or rent out the residential area while enjoying the fruits of the commercial space below. This property is the ideal investment for buyers thinking outside the square. With the added benefit of a deep ground floor commercial space that could easily be used as a shop front, corporate office or even converted into a dual occupancy (STCA). The two separate entrances give this impressive home endless possibilities for wealth creation and future business prospects. Set within a peaceful neighbourhood and with maximum street exposure, this residence houses two outstanding levels (separated by a suspended concrete slab) of versatility and modern comfort. The renovated floor-plan includes a ground floor commercial space with a rear kitchen/meals area. The stone kitchen includes brand- new stainless-steel appliances and plentiful storage. There's also a laundry/WC and storage room. Upstairs incorporates a grand open plan kitchen, meals and living zone with connecting balcony. The stylish kitchen showcases stone surfaces, brand- new stainless-steel appliances as well as ample storage. Further along the deep passageway are four generous bedrooms each with mirrored built in robes, serviced by a stylish family bathroom. Additional highlights also include: brand new glass, aluminium and a newly rendered storefront, new carpets, blinds and doors throughout the bedrooms, ducted heating upstairs, 3 Phase power and a roller door garage with a 3.5m ceiling height, that includes a second level mezzanine for extra storage. Enjoy all of this whilst being within close proximity from Broadway Shops, Reservoir Train Station, Ruthven Train Station, multiple bus routes, Metropolitan Ring Road, La Trobe University and so much more.